



North Fork Landowners' Association
Board Meeting Minutes
Sondreson Community Hall
August 31, 2023

Attendees:

All Board Members were invited:

- ✓ Jack McFarland, President
 - Jim Rittenberg, Vice President – not present
 - John Zardis, Treasurer– not present
- ✓ John Stone, S. Director
- ✓ Kevin Ulrichsen, S. Director
- ✓ Cheryl Crane, N. Director
 - Steve Berg, N. Director– not present
- ✓ Beth Ulrichsen, Secretary
 - Richard Hildner, Past President– not present
- ✓ Guest: Dan Jacobson, Maintenance Committee

1. Call to Order: 5:10
2. Changes, additions, deletions of last month's Membership Meeting
 - a. Correct the spelling of Bergs to Berg
3. Minutes from last Membership Meeting
 - a. Shared electronically by Beth to Board Members
4. Financial Report
 - a. Report from Treasurer
 - i. John shared, electronically, the financial report on current spending and balances.
 - b. Committee budget requests-
 - i. Beth suggested a new line be added to the budget for expenses for activities on the calendar. Jack will ask John to add Summer Socials to the budget to cover expenses hosts incur
 - ii. Beth shared each committee chair's name, Jack will contact each person for the budget request for 2024 Budget
 - c. Fiscal Budget Year Discussion
 - i. Discussion of starting the fiscal year September 1st vs January 1st was had. The Board agreed to continue with September 1st as the start of the fiscal year to coincide with membership renewal.
 - d. Allowed uses of the Emergency Fund and the Improvement Fund
 - i. The Board's understanding is that the money in the Emergency Fund was for an emergency, such as if the generator was to be replaced unexpectedly. The Board felt that the money in the Improvement Fund was for making improvements to the Hall and property, such as a new ceiling.
 - ii. The Board believes that they can decide on the projects to allocate funds to from these two accounts.

- iii. Jack will discuss with Lois the possibility of locating exact language in previous minutes that will confirm the Boards understanding.
5. Dues increase for 2024, discussion
- a. Jack proposed an increase due to the rise in cost of many of our expenses. The costs of the dust abatement, propane, and insurance have increased causing a near deficit. The Board agreed that an increase was needed to cover current expenses for next year's budget.
 - i. Members will increase from \$15 to \$20
 - ii. Associate Members (non-voting) will increase from \$5 to \$10
6. Legal
- a. Maintaining MT SOS annual reports
 - i. Jack will inquire with John if he files the report.
7. Community Hall Improvements
- a. Ceiling Committee Report (Dan Jacobson and John Stone)
 - i. Dan explained that due to the way the roof was constructed, tongue and groove boards would not be best for the new ceiling. 1x4 boards with some gap would allow the ceiling to breathe, helping to eliminate moisture from forming in between the metal roof and the wood ceiling.
 - ii. Dan explained that the roof can not be sealed along edges, it needs to have ventilation to breathe
 - b. Key Projects
 - i. Pest intrusion, including bats
 - 1. Dan suggested installation of bat house to give the bats a place to live.
 - 2. Dan installed new bait stations to replace the ones that went missing.
 - 3. Cheryl will research if bat houses will attract more bats, increasing the population
 - 4. Dan expressed that putting up the ceiling, might keep the bats from entering the hall. Repair of chinking will improve pest intrusion issues
 - 5. Once ceiling is in place, reassess for bat and mice intrusions
 - 6. The Board agreed that the pest issue and the ceiling will be handled as two different projects.
 - ii. Ceiling Project
 - 1. Dan and John Stone will work to get bids from contractors to install the ceiling. Kevin will contact Peter Haarklou, contractor from Big Fork, for an estimate. John Stone will get an estimate from Loyd Jessop, contractor currently working on Paradise Ridge.
 - 2. Kevin will contact RBM and let them know that we are interested in their offer of grade 3, 1x4 rough cut boards at a discounted price.
 - 3. Kevin will inquire with RBM about best practice for securing the ceiling, screws or nails.
 - 4. Final discussion on quotes and materials will be at the next Board Meeting on October 1st.
 - iii. Refinishing of exterior of Hall
 - 1. Dan has calls out for quotes on the re-staining and chinking of the building. There are some repairs needed to the logs and chink.
 - c. Use of Improvement Funds
 - i. The Board agreed unanimously that money from the Improvement Fund should be used to complete the Ceiling Project.

- d. Fundraiser to replace funds spent
 - i. The Board agreed that at this time, no fundraiser was necessary. Donations will be encouraged when the plan is shared with the Membership.
 - ii. Beth will include a line or two in the Fall Newsletter sharing the plan for a new ceiling and encouragement for donations to the project.
8. Donation of microphone and speaker system
 - a. Bill Walker generously donated to the Hall a system to be used during presentations
 - b. The system will be kept at the Hall during the warmer weather, but due to the rechargeable battery in the system it will need to be taken to a Board Member's home during the winter.
9. NFLA Coffee Mugs
 - a. The potter is firing up a sample
 - b. Mugs will be used as a thank you to speakers and guests. A gift card can be placed inside as well.
10. Membership Meeting on September 10th: 6:00pm speaker, 7:00pm Membership Meeting
 - a. Guest Speaker is Andy Huntsburger, coordinated by Richard Hildner
 - b. Steve Berg is the host for the meeting
11. Fall Newsletter
 - a. Editor needed –Beth volunteered to be the editor
 - b. Primary method of soliciting dues, Beth will be sure that membership form is included in Fall Newsletter
 - c. Website “Donate” button
 - i. Bill Walker will work with John Zardis to have the online feature up and running by the time the Fall Newsletter goes out at the end of October
 - d. Mailing List (mailing vs emailing) Board agreed that the Fall Newsletter will be both emailed and mailed to all. There will be boxes to check off if you would like email, mail, or both in the future for the Newsletters.
 - e. Content Needed
 - i. Beth will talk with John about the forms needed for membership dues and Patrol
 - ii. Alert all to the donate button on the website, check off boxes for email/mail/both, paragraph about ceiling project, presidents letter
12. Changing locks on Community Hall
 - a. The Board agreed that both the lock box code and key should be changed. Dan will purchase and install a new combo lock. There will be a backup key in the lock box.
13. Next Board Meeting
 - a. Sunday, October 1st, 2023 at 3:00pm
14. Adjourned 6:22pm

Respectfully submitted,

Beth Ulrichsen
NFLA Secretary
9/1/23